124.0	0002	0004.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,053,100	/	1,053,100
USE VALUE:	1,053,100	/	1,053,100
ASSESSED:	1,053,100	/	1,053,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERGANTIS MICHAEL
Owner 2:	
Owner 3:	
Street 1:	14 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PERGANTIS MICHAEL TR -
Owner 2:	PERGANTIS MARY -
Street 1:	147 FRANKLIN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,261 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1910, having primarily Stucco Exterior and 1978 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8261.000	447,000	5,100	601,000	1,053,100
Total Card	0.190	447,000	5,100	601,000	1,053,100
Total Parcel	0.190	447,000	5,100	601,000	1,053,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 532.41 | /Parcel: 532.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	79836
GIS Ref	
GIS Ref	
Insp Date	12/13/17

!9628!

PREVIOUS ASSESSMENT

Parcel ID: 124.0-0002-0004.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	446,900	5100	8,261.	601,000	1,053,000	1,053,000	Year End Roll	12/18/2019
2019	104	FV	365,900	5100	8,261.	634,400	1,005,400	1,005,400	Year End Roll	1/3/2019
2018	104	FV	360,200	5100	8,261.	467,500	832,800	832,800	Year End Roll	12/20/2017
2017	104	FV	338,300	5100	8,261.	447,400	790,800	790,800	Year End Roll	1/3/2017
2016	104	FV	338,300	5100	8,261.	414,100	757,500	757,500	Year End	1/4/2016
2015	104	FV	283,500	5100	8,261.	347,300	635,900	635,900	Year End Roll	12/11/2014
2014	104	FV	283,500	5100	8,261.	339,300	627,900	627,900	Year End Roll	12/16/2013
2013	104	FV	294,400	5100	8,261.	323,200	622,700	622,700		12/13/2012

PRINT

Date	Time
12/11/20	00:04:43

LAST REV

Date	Time
01/10/19	17:13:02
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9628

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERGANTIS MICHA	50515-568		12/26/2007	Family	99	No	No		
	14685-294		8/1/1982		99	No	No		A

USER DEFINED

Prior Id # 1:	79836
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/30/2008	713	Re-Roof	6,600	C		G10	GR FY10	

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2017	Inspected	BS	Barbara S
11/24/2017	MEAS&NOTICE	HS	Hanne S
3/18/2009	Inspected	189	PATRIOT
10/28/1999	Meas/Inspect	266	PATRIOT
2/10/1999	Measured	336	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8261		Sq. Ft.	Site		0	90.	0.81	10									601,045						601,000	

Total AC/HA:	0.18965	Total SF/SM:	8261	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	601,045	Spl Credit		Total:	601,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.18083918
Const Adj.:	1.00989902
Adj $ / SQ:	190.805
Other Features:	121500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	647872
Depreciation:	200840
Depreciated Total:	447032

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

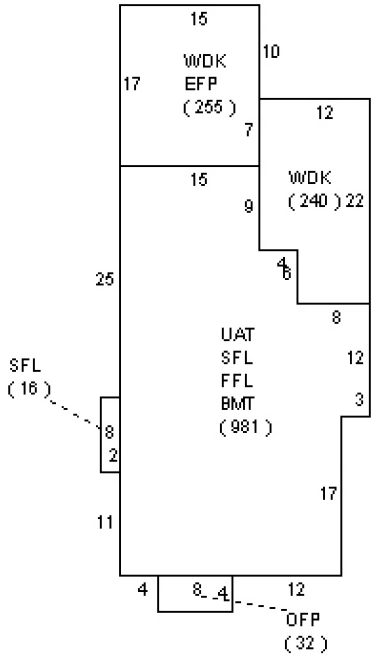
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	209.88
Special Features:	0	Val/Su Net:	112.14
Final Total:	447000	Val/Su SzAd	225.99

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	997	190.800	190,232
BMT	Basement	981	57.240	56,154
FFL	First Floor	981	190.800	187,179
WDK	Deck	495	8.100	4,009
EFP	Enclos Porch	255	38.280	9,761
UAT	Upper Attic	245	76.320	18,718
OFP	Open Porch	32	44.440	1,422
	Net Sketched Area:	3,986	Total:	467,475

Size Ad	1978	Gross Are	4722	FinArea	1978

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 124.0-0002-0004.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1950	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100